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Doc#: 1735446203 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/20/2017 12:10 PM Pg: 1 of 4

QUIT CLAIM DEED IN TRUST

Dec ID 20171201668779
ST/CO Stamp 0-062-006-304

1705205085K
The GRANTORS, Joann Meyer and Roland Thilmann of the Village of Mount Prospect, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM to RICHARD B. THILMANN and FRANCES D. THILMANN or their successors in interest as Trustees of the Thilmann Family Revocable Trust, dated April 4, 2000

and to any and all successors as Trustee appointed under said Trust Agreement or who may be

legally appointed, GRANTEE, the following described real estate:

Lot 40 in Block 8, in Niles Terrace, First Addition, being a Subdivision of part of the East 1/2 of the Northeast 1/4 of Section 24, Township 41 North, Range 12, East of the Third Principal Meridian according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on March 9, 1956, as document number 1655892.

Permanent Real Estate Index Number(s): 09-24-209-033-0000

Address(es) of Real Estate: 7318 W. Lill St. Niles, Illinois 60714

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money,

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loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

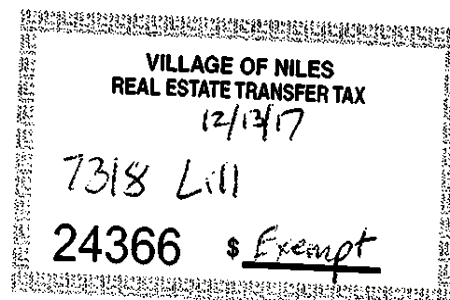
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject to: covenants, conditions and restrictions of record, public and utility easements; acts done by or suffered through buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

DATED this 12th day of December, 2017

Joann Meyer (SEAL)
Joann Meyer

Roland Thilmany (SEAL)
Roland Thilmany



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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Joann Meyer and Roland Thilmany personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free voluntary act as such trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of December, 2017

Commission expires 5/04/20



Ilona Dabek

NOTARY PUBLIC

This instrument was prepared by: John C. Dabek Attorney at Law 8043 N. Milwaukee Avenue, Niles, Illinois 60714

MAIL TO/SEND SUBSEQUENT TAX BILLS TO:

Richard B. Thilmany
7318 W. Lill St.
Niles, IL 60714

STATE OF ILLINOIS DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act.

Dated this 12th day of December, 2017.

Joann Meyer

Signature of Buyer, Seller or their Representative

Property of Cook County Clerk's Office

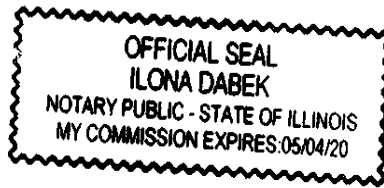
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Joann Meyer
Signature: Grantor or Agent

Subscribed and sworn to before me by the said Joann Meyer this December 12, 2017

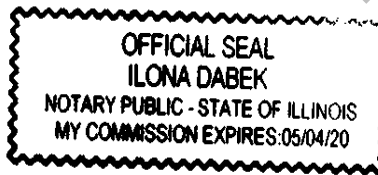


Ilona Dabek
Notary Public

The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Joann Meyer
Signature: Grantor or Agent

Subscribed and sworn to before me by the said Joann Meyer this December 12, 2017



Ilona Dabek
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offence and of a Class A misdemeanor for subsequent offenses.

[attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]